

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **December 14, 2004**

AGENDA ITEM NO.: 14

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Conditional Use Permit (CUP) – Lynchburg College Student Housing, 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street.**

RECOMMENDATION: Approval of the requested Conditional Use Permit.

SUMMARY: Lynchburg College is petitioning to convert nine (9) existing dwellings into student housing for four (4) to eight (8) students in an R-2, Low Medium Density Residential District. The Planning Commission recommended approval of the CUP because:

- The petition agrees with the *Comprehensive Plan* which emphasizes the value of education.
- Petition is in agreement with the Zoning Ordinance in that a college is a permitted use in a residential district upon approval of a CUP by the City Council.

PRIOR ACTION(S):

December 1, 2004: Planning Division recommended approval of the CUP.

Planning Commission recommended approval 4-0 (with 1 abstention and 2 members absent) of the CUP with the following conditions:

1. The properties shall be used in substantial compliance with the individual site plans for student housing:
 - 201 Bell Street – four (4) students
 - 224 Vernon Street – four (4) students
 - 350 Vernon Street – eight (8) students
 - 1123 McCausland Street – seven (7) students
 - 121 Thomas Road – seven (7) students
 - 310 Lakewood Street – seven (7) students
 - 416 Lakewood Street – five (5) students
 - 432 Lakewood Street – four (4) students
 - 333 College Street – eight (8) students
2. Any exterior lighting shall be glare shielded to prevent direct illumination beyond the property line.
3. All residences shall comply with the building code as determined by the Building Official.
4. All parking associated with the student housing will be in “off street” lots.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 455-3902

Tom Martin / 455-3909

ATTACHMENT(S):

ALL ATTACHMENTS CAN BE VIEWED IN THE OFFICE
OF COMMUNITY PLANNING AND DEVELOPMENT,
2ND FLOOR CITY HALL
LYNCHBURG, VIRGINIA

- Resolution
- PC Report
- PC minutes
- Vicinity Zoning Pattern
- Vicinity Land Use
- ~~Site plans~~
- Narrative
- Citizen Letter
- Speaker Sign Up Sheet

REVIEWED BY: lkp

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO LYNCHBURG COLLEGE FOR USE OF THE PROPERTIES AT 201 BELL STREET, 224 AND 350 VERNON STREET, 1123 MCCAUSLAND STREET, 121 THOMAS ROAD, 310, 416, 432 LAKEWOOD STREET AND 333 COLLEGE STREET FOR STUDENT HOUSING, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Lynchburg College for a Conditional Use Permit for use of the properties at 201 Bell Street, 224 and 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street and 333 College Street as student housing is hereby approved, subject to the following conditions:

1. The properties shall be used in substantial compliance with the individual site plans for student housing:

201 Bell Street – four (4) students
224 Vernon Street – four (4) students
350 Vernon Street – eight (8) students
1123 McCausland Street – seven (7) students
121 Thomas Road – seven (7) students
310 Lakewood Street – seven (7) students
416 Lakewood Street – five (5) students
432 Lakewood Street – four (4) students
333 College Street – eight (8) students

2. Any exterior lighting shall be glare shielded to prevent direct illumination beyond the property line.

3. All residences shall comply with the building code as determined by the Building Official.

4. All parking associated with the student housing will be in “off street” lots.

Adopted:

Certified:

Clerk of Council

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission

From: Planning Division

Date: December 1, 2004

Re: **CONDITIONAL USE PERMIT (CUP): Lynchburg College Student Housing, 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street**

I. PETITIONER

Lynchburg College, 1501 Lakeside Drive, Lynchburg, VA 24501

Representative: Mr. John Lewis, Business Manager, Lynchburg College, 1501 Lakeside Drive, Lynchburg, VA 24501

II. LOCATION

The subject properties range in size from .14 to .43 acre and are located at 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street

Property Owner: Lynchburg College, 1501 Lakeside Drive, Lynchburg, VA 24501

III. PURPOSE

The purpose of this petition is to allow the conversion of existing dwellings into college supervised student housing for four (4) to eight (8) students.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan, which recommends a Low Density Residential use for the subject property.
- Petition agrees with the Zoning Ordinance in that colleges and associated uses are permitted in residential districts upon approval of a Conditional Use Permit by the Planning Commission and the City Council.
- Petition proposes the conversion of nine (9) existing dwellings into supervised student housing for four (4) to eight (8) students.

The Planning Division recommends approval of the conditional use permit petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan 2002 – 2020* recommends a Low Density Residential use for the area. These areas are dominated by single-family homes at densities of four (4) dwelling units per acre. Institutional uses that are compatible in scale with residential homes are compatible in these areas. **(pg 5.5)**

Throughout the public forums held for the preparation of the Comprehensive Plan, citizens emphasized the value they place on education. Quality educational opportunities must be provided for youth at the secondary school level and college level and for adults as part of continuing education. The City places high value on its colleges and will continue to support their presence within the City and to work with them in coordinating City planning with campus master planning. **(pg 11.8)**

2. **Zoning.** The subject property was annexed into the City in 1926. The existing R-2, Low-Medium Density Residential zoning was put in place in 1978 with the adoption of the current Zoning Ordinance.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the conversion of the existing dwellings to student housing...
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On October 28, 1980, Lynchburg City Council approved Lester Heyer's CUP petition for a Family Amusement Center off of Lakeside Drive.

- On September 25, 1984, Lynchburg City Council approved Lynchburg College's CUP petition for the development of an alumni house off of Lakeside Drive.
- On August 13, 1985, Lynchburg City Council approved Lynchburg College's CUP petition for the conversion of an existing residence hall to offices and construction of new classrooms/parking at College Street.
- On July 12, 1988, Lynchburg City Council approved Lynchburg College's CUP petition for the construction of office space at 185 Vernon Street and 500 Westwood Avenue.
- On August 9, 1988, Lynchburg City Council approved Lynchburg College's CUP petition for the construction of a dormitory and office at 349 College Street.
- On February 14, 1989, Lynchburg City Council approved Lynchburg College's CUP petition for the development of faculty offices at 505 Brevard Street.
- On August 1, 1989, Lynchburg City Council approved Lynchburg College's CUP petition for the development of college offices and student housing on College, McCausland and Brevard Streets.
- On April 9, 1991, Lynchburg City Council approved Gethsemane Baptist Church's CUP petition for the construction of new parking and the expansion of both the existing parking and the sanctuary at 408 and 411 Blue Ridge Street.
- On January 12, 1993, Lynchburg City Council approved Lynchburg College's CUP petition for the amendment of the existing master plan for the construction of the School of Business at the 300 Block of College Street.
- On December 12, 1995, Lynchburg City Council approved Lynchburg College's CUP petition for the amendment of the existing master plan to allow conversion of an existing residence for supervised student housing at 511 Brevard Street.
- On May 13, 1997, Lynchburg City Council approved Gethsemane Baptist Church's CUP petition for the establishment of a play area and operation of a child care center for up to 49 children at 407 and 411 Blue Ridge Street.
- On May 12, 1998, Lynchburg City Council approved Lynchburg College's CUP petition for the development of special interest student housing at 512 Brevard Street.
- On June 9, 1998, Lynchburg City Council approved Lynchburg College's CUP petition for the amendment of the existing master plan for the construction of a gym and physical plant storage building at 1501 Lakeside Drive.
- On August 11, 1998, Lynchburg City Council approved Lynchburg College's CUP petition for the use of an existing residence for student housing at 215 Vernon Street.
- On July 13, 1999 Lynchburg City Council approved Lynchburg College's CUP petition for the development of a college office and student housing at 341 College Street, 504 Brevard Street and 245 Vernon Street.
- On March 14, 2000, Lynchburg City Council approved Lynchburg College's CUP petition to amend its master development plan for construction of student townhomes on campus at 1501 Lakeside Drive.
- On June 13, 2000, Lynchburg City Council approved Lynchburg Christian Academy's CUP petition for the temporary use of modular classrooms at 624 Thomas Road.
- On June 12, 2001, Lynchburg City Council approved Lynchburg College's CUP petition for the development of student housing at 511 Brevard Street, 312,420, and 425 Lakewood Street, and 504 Westwood Avenue.
- On June 8, 2004 Lynchburg City Council approved Lynchburg College's CUP petition for the conversion of existing residents to student housing at 191, 225, 235, 246, 302, 310, 311, 331, 348 Vernon Street and 316 and 426 Lakewood Street.
- On October 12, 2004, Lynchburg City Council approved Lynchburg College's CUP petition for the construction of student housing and associated parking areas at 1501 Lakeside Drive.

5. **Site Description.** The subject property is bounded to the east and west by residential uses and to the north and south by a combination of residential, commercial and institutional uses.
 6. **Proposed Use of Property.** The purpose of the rezoning is to allow construction of a 59-unit townhome complex.
 7. **Traffic and Parking.** The City's Traffic Engineer's only comment of concern was that off-street parking be provided for the proposed student housing. The submitted site plans indicate that parking will be provided in gravel lots behind the residences or in existing parking lots owned and operated by Lynchburg College.
 8. **Storm Water Management.** New impervious areas associated with the conversion of the existing dwellings to student housing will be minimal. An agreement in lieu of plan will be used to address stormwater and erosion and sediment control issues.
 9. **Impact.** Lynchburg College was founded on April 17, 1903, and is one of the oldest coeducational colleges in Virginia. The College is currently working on its strategic plan for the next ten (10) years. The plans call for a modest growth to two thousand five hundred (2,500) students up from the two thousand two hundred and forty-eight (2,248) students in the fall of 2004.

The college currently has student housing for one thousand five hundred and seventy-two (1,572) students. The college received approval from the City Council on October 12, 2004 to construct an additional apartment building for one hundred and four (104) students with associated parking areas. The current proposal is to convert existing dwellings into student housing for an additional forty (40) students.

The College currently requires that "traditional" aged students live in College-owned housing until their senior year. During the senior year a student may live off campus, however it must be in an area zoned R-4 or R-5. These requirements instituted by the College have eliminated the ability of the students to rent single-family dwellings not under the ownership of the College. This has greatly reduced the usual area of concern of the potential for students to generate noise or cause other disruptive activities.

The College has obtained CUP's for other student housing identical to these requests in the past. The College's presence and accountability for their students has been a benefit to the community. The proposed uses are considered to be compatible with the institutional and residential character of the neighborhood.
 10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on November 2, 2004. Comments related to the petition were minor in nature and have or will be addressed prior to final site plan approval.
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VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the preceding Findings of Fact, the Planning commission recommends to City Council approval of the petition of Lynchburg College to allow student housing for four (4) to eight (8) students at 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street in an R-2, Low-Medium Density Residential District subject to the following conditions:

5. **The properties shall be used in substantial compliance with the individual site plans for student housing:**
 - 201 Bell Street – four (4) students
 - 224 Vernon Street – four (4) students
 - 350 Vernon Street – eight (8) students
 - 1123 McCausland Street – seven (7) students
 - 121 Thomas Road – seven (7) students
 - 310 Lakewood Street – seven (7) students
 - 416 Lakewood Street – five (5) students
 - 432 Lakewood Street – four (4) students

- **333 College Street – eight (8) students**
- 6. **Any exterior lighting shall be glare shielded to prevent direct illumination beyond the property line.**
- 7. **All residences shall comply with the building code as determined by the Building Official.**
- 8. **All parking associated with the student housing will be in “off street” lots.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Ms. Judith C. Wiegand, Senior Planner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Environmental Planner
Mr. John Lewis, Representative

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern**
(see attached map)
2. **Vicinity Proposed Land Use**
(see attached map)
3. **Site Plans**
(see attached site plans)
4. **Narrative**
(see attached narrative)

MINUTES FROM THE DECEMBER 1, 2004 PLANNING COMMISSION MEETING

These minutes have been reviewed by, but not approved by the Planning Commission.

Petition of Lynchburg College for a conditional use permit at 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street to allow college operated student housing for four (4) to eight (8) students in an R-2, Low-Medium Density Residential District.

NOTE: Commissioner Flint abstained from voting on this request.

Mr. Martin told the Commission that this CUP request was exactly the same as those that had been heard by the Planning Commission in the past, which was to convert the properties from residences to student housing. He added that the houses would accommodate from four (4) to eight (8) students, with all parking in off-street lots owned by the college. He said the Planning Division recommended approval of the request. Mr. Martin added that people who participated in the preparation of the Comprehensive Plan, placed very high value on education, and the City felt like it should support our institutes of higher education.

Mr. John Lewis, Business Manager for Lynchburg College, addressed the Commission. Mr. Lewis said they were looking to have modest growth at the College, and were committed to housing their students on campus if they did not live at home with their parents. He said the College had had a number of people contact them about purchasing property, and with their modest growth, they had needed that additional housing. He added that even with their townhouses and apartments they estimated that they would need as many as fifty (50) additional spaces. Mr. Lewis explained that the College did not think this was a perfect solution, but it was much better than it was before. He said by purchasing houses around the College, the administration had the ability and right to supervise students who live there. He told the Commission that Dr. John Eccols, Dean of Students, and Mr. Greg Naylor, Director of Residents Life, worked directly with the students in terms of finding them a place to live and supervising their activities while they live there.

Mr. Martin read into the record a letter from Mrs. Ruth Brooks of 1119 McCausland Street. Mrs. Brooks explained in her letter that she was concerned about parties at the house next door to her which was a concern some years ago when students had lived there. She said she attended the neighborhood meeting held by Lynchburg College (LC) regarding the properties and was the only neighbor in attendance. She added that at that meeting she was assured by LC administration that there would not be the same problems with parties, and had been given names and phone numbers of three College personnel to contact if she did have problems. Mrs. Brooks noted that there was also the problem of student cars being parked all over the street instead of in the College provided parking lot. She continued in her letter by writing that when a person stopped at the Stop sign on College Street then proceed left on McCausland there were sometimes four to six cars parked on the street, and if someone was driving in the opposite direction, there was no where to pull over. She asked the College personnel if they would agree to make that block of McCausland one way. Mrs. Brooks noted that students could each have six visitors, which meant if six to eight students live in one house they could have as many as forty-eight (48) people in a house at one time.

Chair Dahlgren asked Mr. Lewis if he knew Mrs. Brooks.

Mr. Lewis said she was the only person attending the neighborhood meeting. He said they did have a nice conversation with her.

Commissioner Bacon asked Mr. Lewis if the College could address Mrs. Brooks' concerns about traffic and parking.

Mr. Lewis said he did not think it would be up to the College to make McCausland a one-way street, but maybe they could suggest to the City to make traffic on McCausland one-directional and then support that change, or they could require students to park in the off-street parking area provided for them.

Commissioner Worthington asked if six people could really have thirty-six guests in a house at one time.

Mr. Greg Naylor, Director of Residents Life, answered Commissioner Worthington’s question by explaining that if students wanted to have a gathering at their house they had to register the gathering with his Office. He said they allowed no more than six times the number of students residing at each house. So, he said, Mrs. Brooks was correct.

Commissioner Worthington said he worried about the amount of property coming off the tax rolls, but he thought in the long run it was important to support the colleges, was a way of life and economic well being, therefore he supported the request.

Chair Dahlgren said he agreed with Commissioner Worthington and added that this was an interim solution to what Lynchburg College was being confronted with. He congratulated the College’s efforts on doing something about where the students lived and attempting to control them.

Commissioner Bacon said she liked the fact that the students had an option between dormitory, apartments, townhouse or houses. She said this was a rarity and definitely a win-win situation.

Commissioner Hamilton made the following motion, which was seconded by Commissioner Worthington and passed by the following vote:

“That the Planning Commission recommends to City Council approval of the petition of Lynchburg College to allow student housing for four (4) to eight (8) students at 201 Bell Street, 224, 350 Vernon Street, 1123 McCausland Street, 121 Thomas Road, 310, 416, 432 Lakewood Street & 333 College Street in an R-2, Low-Medium Density Residential District subject to the following conditions:

- 1. The properties shall be used in substantial compliance with the individual site plans for student housing:
 - a. 201 Bell Street – four (4) students
 - b. 224 Vernon Street – four (4) students
 - c. 350 Vernon Street – eight (8) students
 - d. 1123 McCausland Street – seven (7) students
 - e. 121 Thomas Road – seven (7) students
 - f. 310 Lakewood Street – seven (7) students
 - g. 416 Lakewood Street – five (5) students
 - h. 432 Lakewood Street – four (4) students
 - i. 333 College Street – eight (8) students
- 2. Any exterior lighting shall be glare shielded to prevent direct illumination beyond the property line.
- 3. All residences shall comply with the building code as determined by the Building Official.
- 4. All parking associated with the student housing will be in “off street” lots.”

AYES:	Bacon, Echols, Hamilton, Worthington	4
NOES:		0
ABSTENTINS:	Flint	1

#224, 350 Vernon Street, #201 Bell Street, #1123 McCausland Street
#121 Thomas Road, #310, 418, 432 Lakewood Street, #333 College Street
Val Map # 013-19-001, 14, 21, 013-23-007, 031-01-008,

Participar: Lanchada, Cafecito

MAP PREPARED BY

F. COMMUNITY PLANNING

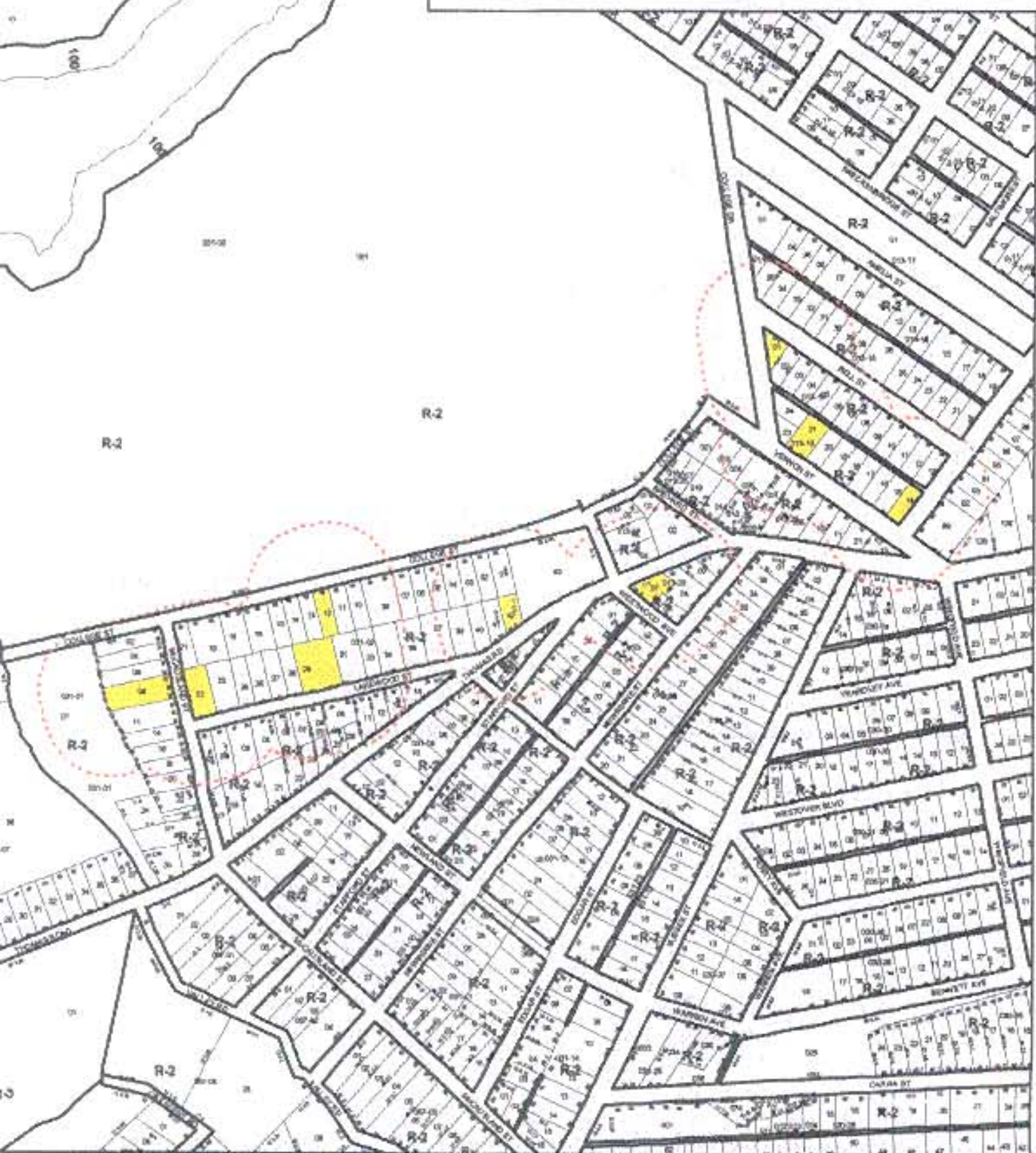
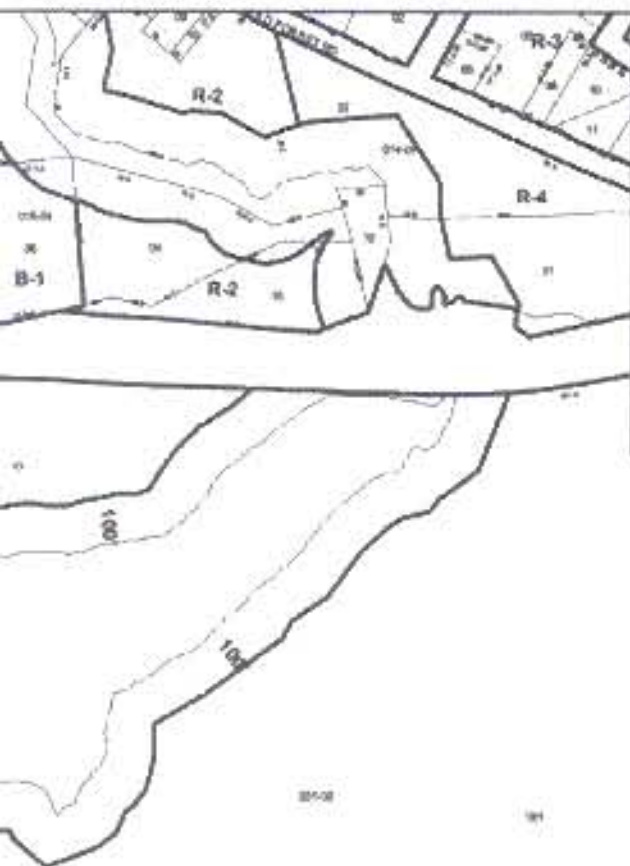
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property

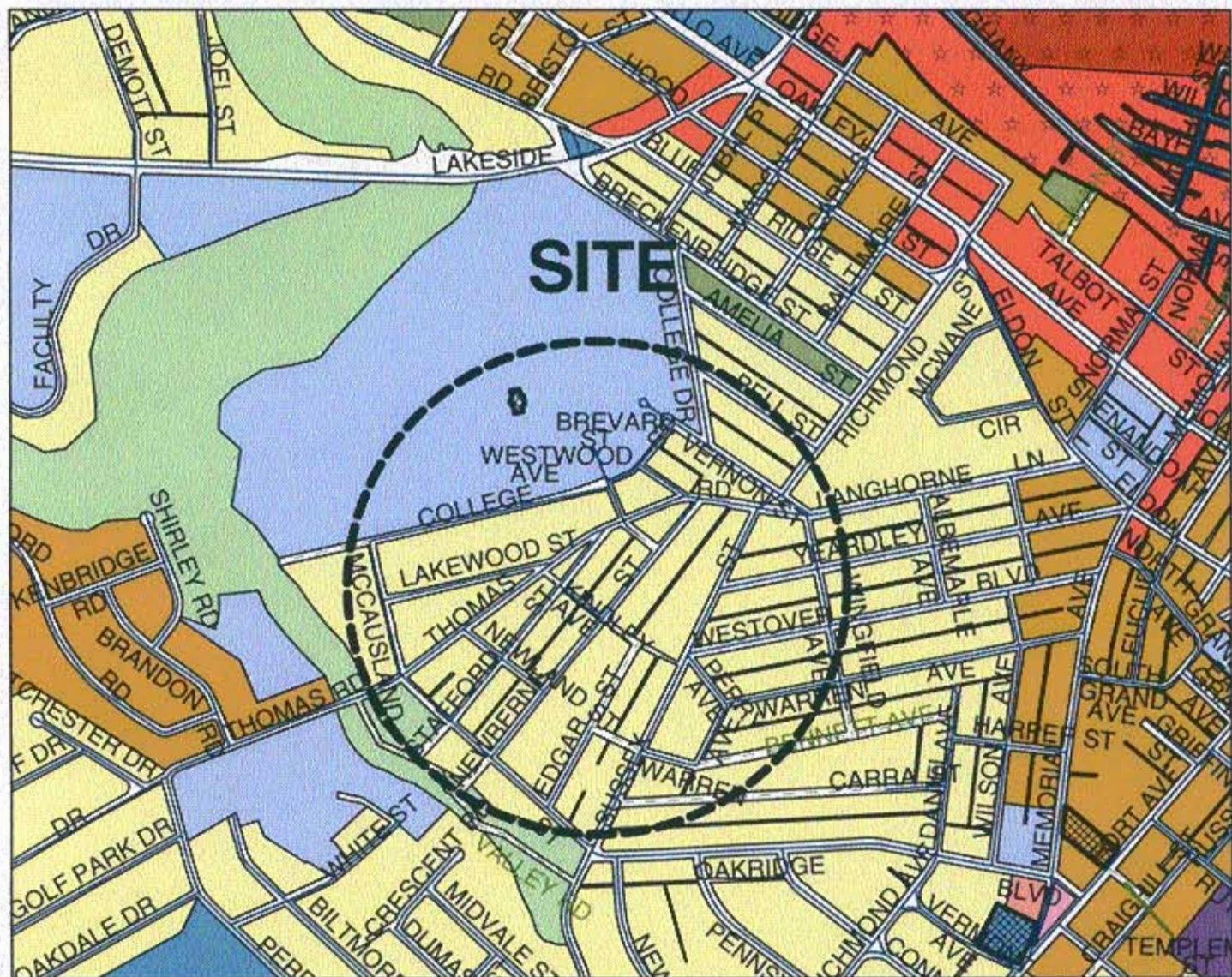


200 ft Radius



LYNCHBURG COLLEGE STUDENT HOUSING
201 Bell, 224, 350 Vernon, 1123 McCausland, 121 Thomas, 310, 416, 432 Lakewood, 333 College

PIN	Owner		
3102036	ABN AMRO MORTGAGE GROUP INC		
1325014	ALLEY FREDRICK J II & ALLEY & ELIZABETH J		
3108004	ANDERSON DOROTHY E		
3106008	ANTHONY JEFFREY B		
1318007	BLANK DIETMAR G TRS OF THE VERONICA L BLANK REVOCABLE LIVING TR		
3102023	BLANKS LITTLETON G IV & BLANKS LITTLETON G III		
1323003	BODOR LADISLAU & SUSAN P		
3106006	BRADFORD WILLIAM T & MARLA G		
3106014	BRADSHAW ELIZABETH D & BRAGG PATRICIA		
3101011	BROOKS RUTH M		
3106001	BURFORD IVA C		
1325013	CALDWELL ARCHER D SR & PHYLLIS H		
3102003	CARPENTER HAZEL A LIFE ESTATE CARPENTER WILLIAM A JR-REMAINDERMAN		
1320004	CAVALIERE GREGORY W		
1320012	CITY OF LYNCHBURG C/O ROBERT TORIAN		
1320010	CLEMENT MARGARET D		
3019001	COOLEY DENNIS A & TINA L		
3001092	CROCKER ROBERT D & BROOKS-CROCKER WANDA E		
1325005	DAWSON LESLIE R & MICHELLE L		
3106007	DONCKERS JOSEPH M		
1318021	DORSETT WENDY C J		
3001093	EUBANK RONALD J & ELIZABETH M W LIFE EST - WILLIS HUGH E REMAINDER		
1319003	EVANS PHUC THI C/O LISA ANN EVANS		
3001128	FEGAN SCOTT C & BARBARA R		
1323001	FENDLAY LEE E JR		
1326002	FLORES CARLITO L & WANDA W		
1319013	FULCHER SADIE P & FULCHER FRANK W		
1319010	GROVE MARY M		
3106022	HALT LLC		
3102027	HARPER ALEISE M & HARPER ELEANORE K		
3101014	HARRIS ANN STANCIL		
3102033	HATCH PATRICIA L		
3101016	HATCHER KEITH & SARAH		
1318034	HENSLEY MICHAEL W & MARY K		
1319016	HOWELL DAVID L & MARGARET MARY & HOWELL JEFFREY D		
1325015	HUNTER DAVID B		
1325016	HUNTER JULIA S C/O WILLIAM W SHACKELFORD		
1323006	JACKSON HILLMAN T		
3106025	JOHNSON JESSE H		
3106003	JONES DORIS E		
1319005	JONES JACK M & ANN F		
1318026	JONES JACK M & ANN F & JONES KEVIN L		
1319004	JONES JACK M & ANN F; JONES JACK M JR	3106024	SAUNDERS KATHERINE E
3019002	KEPLER CHRISTOPHER B	3102031	SCHOMAKER ROBERT J & MARGARET S
3019003	KEPLER CHRISTOPHER B & SUSAN T	3102001	SIMOPOULOS KANELLA K
3106023	KUHN FRANK W	3106012	SIMOPOULOS PETER T & SIMOPOULOS ELIAS T
1322004	LANGLEY BRUTON A	3106013	SIMOPOULOS PETER T & SIMOPPULOS KANELLA K
1319020	LINDSAY MELVIN T	1324031	STANLEY BRIAN P
3106005	LYNCHBURG COLLEGE	1323004	STEVENS ROBERT F
1319002	MARTIN ANITA L	1324032	STRATTON SHARON M
3102007	MAY W T & LOUISE P	1324034	THORNBURG CHARLES L JR & BANTON ELIZABETH T
1318033	MCCRAY DARNELL M & TRACY D	1324028	VEST LOIS R
3102004	MCLAUGHLIN THOMAS P & MARILYN	1325002	VIAR VENTURES L L C
1318020	MOON ROBIN E & JONES LINDA E	1318029	WADE KENNETH W
1324027	MORRIS STEVE L & PANNELL ANNIE L	1318031	WANG KUO CHANG
3001095	N & N PROPERTIES LLC	3102037	WEBB BRUCE C & PEGGY M
1319023	NICHOLS GROUP LLC	3019016	WELLING DAVID H ETALS
1319011	NOELL KRISTY D ETALS	3106009	WELLS JONATHAN M
3101001	OLD TIME GOSPEL HOUR	1318032	WHITE ROBERT H
1319024	PATTERSON CHRISTIE E	1324030	WHITTAKER WALTER E JR & JOANNA L
1325011	PENN ROBERT F JR & LORI F	1324033	WILKINSON KERRY L
1318030	PERKINS MARY T	3101020	WILLIAMS JOHN W & FLORA P
1319006	POWELL DANIEL W JR & MARION B	1318006	WILSON DIMPLEY P
1318028	PRYOR JOHN T & DORIS D	1319007	WRAY JOHN E
3101018	QUALITY MATTERS INC	1325003	ZEGARELLI BRENDA H
1318005	RING THOMAS W & PATRICIA K	3102034	ZIMMERMAN JUDITH D
1324029	ROBBINS CLARK K & SHARRIE L		



LYNCHBURG COLLEGE STUDENT HOUSING

**201 BELL ST, 224,350 VERNON
ST, 1123 MCCAUSLAND ST
121 THOMAS RD, 310,416,432
LAKEWOOD ST,
333 COLLEGE ST
LAND USE PLAN**

